



March 2, 2022

Tracy Emerick, Chair Hampton Planning Board 100 Winnacunnet Road Hampton, NH 03842

via email: lolivier@hamptonnh.gov

RE: Hampton Planning Board Wetland Submittal, Driveway Waiver Request, & Rev 0 Plans 64 Mooring Drive, Hampton, NH – Mary T. Mulligan Living Trust – Tax Map 289 Lot 33 Project #47378-01

Dear Ms. Emerick:

On behalf of our client, Mary T. Mulligan Living Trust, please find a Wetland Permit Application & Driveway Waiver Request submission relative to the above-referenced project. The following materials are included in this submission:

- Check for Planning Board Wetland Application Fee Paid to "Town of Hampton" (\$180);
- Planning Board Wetland Permit Application (9 copies);
- Abutter's List (1 copy);
- Abutter's List Labels (3 copies);
- Site Photos (1 copy); and
- Deed (Recent) (1 copy);
- Deed (Original) & Lease Agreement (1 copy);
- Site Development Plans entitled "Site Development Plans, Tax Map 289 Lot 33, Proposed Residential Site Improvements, 64 Mooring Drive, Hampton, New Hampshire", prepared by TFMoran, Inc., dated March 2, 2022 (9 copies at 11"x17").

#### **Project Description**

The project includes the improvement of a residential property on 64 Mooring Drive in Hampton, NH. The existing Tax Map 289 Lot 33 is approximately 2,885 SF (0.07 acres) and currently contains an existing 1-story house, sidewalk to the front door, and driveway. The site is within the Residence B Zone, Wetland Conservation District, and Hampton Beach District and is adjacent to existing residential properties and the Hampton Salt Marsh Complex, also known as the Island Path Marsh, at the rear of the property.

The purpose of this plan is permit the proposed construction to raise the existing residential dwelling structure above the flood elevation per city regulations and reconstruct the foundation and crawl space





Hampton Planning Board Wetland Submittal, Driveway Waiver Request, & Rev 0 Plans March 2, 2022 64 Mooring Drive, Hampton, NH – Tax Map 289 Lot 33 Mary T. Mulligan Living Trust Project #47378-01

to support the structure plus flood vents. Additional improvements include a deck addition and remove the impermeable driveway and replace with a pervious paver driveway. Associated improvements include and are not limited to access, grading, and landscaping.

The existing property has 1647 SF of impervious area (57.1% lot coverage). The project proposes an 888 SF existing building footprint and total 1,156 SF (40.1% lot coverage) of impervious area upon the property. There is approximately 2,575 SF of impact to facilitate the development, including the existing structure's footprint required to rase the house's finished floor elevation. Within the wetland buffer impact area, there is approximately 1,670 SF of existing impervious compared to 1,156 SF in the proposed condition. The proposal protects the Wetland Conservation District by removing almost 20% of impervious surfaces on the property and restoring it to pervious surfaces to promote groundwater infiltration. Additionally, the project does not propose any alteration to the wetland nor proposes any construction activity any closer than 3.4' from the HOTL, which is similar to where the existing structure exists at 4.9' to the HOTL.

The construction work and revised grading will have no adverse impacts on adjacent properties. The proposed grading maintains existing and natural stormwater flow paths. The proposed improvements will improve stormwater infiltration with the removal of the impervious driveway with permeable driveway. During construction, the contractor will install silt sock erosion control around the perimeter of the site. Standards for Protection from Erosion and Siltation. Guidelines for construction sequencing and erosion control notes are provided within the plans set on Sheets C-01 and C-02.

Based on our review of the Town of Hampton's Driveway Regulations, we are requesting relief in the form of waivers from the following section as part of this submission.

#### Waiver Request #1

<u>Requirement: Driveway Regulations Section 3.B.2.A:</u> Driveway shall not be less than 2' from the nearest property line.

Reason for Waiver: The proposed driveway is in the same location as the existing driveway, although slightly reconfigured to improve existing conditions. The existing driveway directly abuts the house and abutter's lot line, and in some locations encroaches onto the abutter's property. The proposed driveway is also directly adjacent to the existing house and property line, due to the limited available width on either side of the house and insufficient length within the front yard. The existing frontage width is only 39' and the existing house, which is to remain, is 24' wide. The front yard is only 16.6' in length to the property line, which would not allow even one 9' x 18' parking space. No parking is permitted on either side of Mooring Drive, and nearby parking on other side streets are limited or unavailable.

Due to the limited constraints of this small, 2,885 SF property, similar to other properties on Mooring Drive which are part of the Hampton Beach District, there is limited space to offer off-street parking onsite. TFM's professional opinion is that the existing driveway location is also the most appropriate proposed driveway location. Granting this waiver would allow the owners to have two or three off-street parking spaces.



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The project will be undergoing additional review by DPW and NHDES Wetlands Bureau. We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Planning Board meeting on April 6, 2022.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,

TFMoran, Inc.

**Corey Colwell, LLC** 

Division Manager | Vice President

oy Coluly

Hannah Giovannucci, PE

annah Jiorum

Civil Project Manager

JCC/heg

cc: Mary Mulligan, Property Owner (via e-mail)

Wayne Coolidge, W.A.Coolidge Company (via wayne@coolidgecompany.com)

# HAMPTON PLANNING BOARD APPLICATION WETLANDS PERMIT – WETLANDS CONSERVATION DISTRICT

#### PROJECT PLANNING

Please review the attached "Hampton Conservation Commission Wetland Application Guidelines" for helpful tips for commonly reviewed projects.

#### **SUBMITTAL REQUIREMENTS:**

Please submit nine (9) copies of the following:

- Wetlands Permit Application
- Photographs documenting the current conditions of the project area.
- Plans or Drawings. Please consult the attached guidelines for project-specific requirements in addition to the following items:
  - All property lines, buildings, roads, and watercourses within one hundred (100) feet of any proposed construction or disturbance.
  - Wetland Edge (including poorly and very poorly drained soils). Include the certified wetland or soil scientist's stamp, signature, and wetland delineation date.
  - Please note that on all new applications, the wetland delineation must be performed within three (3) years of the Wetlands Application submission.
  - Fifty (50) foot wetland buffer line and 12-foot primary structure setback from the wetland buffer.
  - Dimensions of existing and proposed structures, driveway and/or parking areas, septic system, well, retaining wall, seawall; and the distance between wetlands, buffer, and buildings.
  - Percentage of existing and proposed impervious surface on the lot.
  - Identify existing easements and rights-of-way, (if applicable) and abutters.
  - Location of equipment and material storage and construction access routes.
  - Engineered plans shall include the Engineer's stamp, signature, and date.

Please submit one (1) copy of the following documentation:

	A letter of	authorization,	if the applicant	and/or agent a	are not the pr	operty owner(s).
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- Copy of the most recent deed(s)
- ☐ Copy of the Wetland Delineation Report (see Guideline for Wetland Delineations)
- A Town of Hampton Assessors list of names and mailing addresses of all abutters
- If possible, please include or email an electronic version of the application and plans to the Planning Office. Email to <a href="mailto:lolivier@hamptonnh.gov">lolivier@hamptonnh.gov</a>

**APPLICATION PROCESS**: The Town Wetlands Permit application is a two-step process. 1) If the application is complete, the Conservation Commission reviews the application at its public meetings held on the fourth Tuesday of every month. 2) The Planning Board reviews the application (the first Wednesday of every month), the Conservation Commission's recommendation, and then votes to approve, deny, or continue the application to the first scheduled meeting of the following month. See the Town Wetlands Permit deadlines and meeting schedules attached.

**Application Deadline**: The Planning Office must receive the completed application, plans, and fees **NO LATER THAN 12:00 PM** according to the attached schedule.

# HAMPTON PLANNING BOARD APPLICATION WETLANDS PERMIT – WETLANDS CONSERVATION DISTRICT

APPLICANT	Name: Mary T. Mulligan Living Trust		
	Address: 8 Sequoia Drive, Methuen, MA 01844		
	Email Address maryandarny@gmail.com		
	Phone: 978-758-8366		
LOCATION OF	Address: 64 Mooring Drive Residence B/ Wetland		
PROPOSED WORK	Tax Map #_289 Lot # 33 Zoning District: Hampton Beach District		
WORK	Owner of Record: Mary T. Mulligan Living Trust		
	Aquifer Protection District? Yes No X		
	Flood Zone? – VE AO AE Base Flood Elevation 9 Ft. or Depth Ft.		
	Visit: http://fema.maps.arcgis.com/home/webmap/viewer.html		
Leased Land:	Is this property now or was this property ever leased land?		
	Yes _X No		
	(If yes, please attach a copy of the original Deed from the Town and schedule an appointment with the Town Planner).		
Person/Business	Name: TFMoran, Inc.		
performing work outlined in the	Address:170 Commerce Way, Suite 102, Portsmouth, NH 03801		
proposal.	Phone: 603-431-2222		
Professional that	Name: Millennium Engineering		
delineated wetlands.	Address: 62 Elm St, Salisbury, MA 01952		
wettanus.	Phone: 978-463-8980		
Who should receive	Name: Corey Colwell, TFMoran, Inc.		
all communications:	Address: 170 Commerce Way, Suite 102, Portsmouth, NH 03801		
communications.	Phone 603-431-2222		
	Email Address: ccolwell@tfmoran.com		

A detailed description of proposal: (if needed, please use additional sheet of paper to detail the proposal)

The purpose of this plan is permit the proposed construction to raise the existing residential dwelling structure above the flood elevation per city regulations and reconstruct the foundation to support the structure. Additional improvements include a deck addition and remove the impermeable driveway and replace with a permable paver driveway. Associated improvements include and are not limited to access, grading, and landscaping.

# HAMPTON PLANNING BOARD APPLICATION WETLANDS PERMIT – WETLANDS CONSERVATION DISTRICT

Wetlands Conservation District Impact: Please provide the square footage of the areas within either the wetland or the wetland buffer.

	Existing Impact (Sq. ft.)	Temporary Impact (Sq. ft.)	Permanent Impact (Sq. ft.)
Wetland	0	0	0
Buffer	1,670	1,419	1,156

Existing Impact - square footage of existing impervious surfaces.

<u>Temporary Impact</u> - impacts by the equipment or activities needed to complete the project (i.e. access routes, materials storage, equipment storage, etc.).

<u>Permanent Impact</u> - all existing impervious surfaces plus any additional impervious surfaces that occur as a result of this project.

<u>Impervious Surface</u> - An impervious surface (otherwise referred to as "sealed surface" or "lot coverage") is any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to roofs and, unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking area, and walkways.

List any variances/special exceptions granted by Zoning Board of Adjustment:		
Describe how this proposal is consistent with the purposes of Hampton Zoning Ordinance:	set forth in Section 2.3.1 of the Town	
The proposal protects the Wetland Conservation Distr of impervious surfaces on the property and restoring it	t to pervious surfaces to promote	
groundwater infiltration. Additionally, the project does not propose any alteration to the wetland nor propose any construction activity any closer than 11' from the wetland,		
which is similar to where the existing structure exists.		
Haynan Giorum	3/2/2022	
Signature of Applicant or Agent	Date	

#### **FEE CALCULATION WORKSHEET**

Complete the form by filling in the requested information and multiplying by the amount listed for each item. If an item does not pertain to your application, leave blank.

Call (929-5913) or visit the Planning Office if you need assistance.

SECTION 1 – NOTIFICATION FEES				
Legal Notice Fee	\$50.00	\$ 50.00		
# Abutters	x \$10.00 =	\$ 50.00		
# Owners & applicants	x \$10.00 =	\$ 10.00		
# Professionals with stamp on plans or application	x \$10.00 =	\$ 10.00		
	TOTAL SECTION 1 =	\$ 120		

SECTION 2 – APPLICATION FE		
Wetlands Permit	Enter \$100	\$ 100.00
After-the-Fact Wetlands Permit*	\$	
Amended Wetlands Permit Enter \$50		\$
	TOTAL SECTION 2 =	\$ 100.00

ADD TOTALS FROM SECTIONS 1 – 2	\$ 220.00
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<sup>\*</sup> An After-the-Fact application is for any project where the work was initiated or completed prior to obtaining an approved Wetlands permit.

## Impervious Coverage Form Town of Hampton

Address 64 Mooring Drive			
Map 289 Lot 33			
Select one of the following a	zones that apply to the above-referen	ced property:	
X Zones RAA, RA, F	RB, RCS, G and I - Maximum Impe	ervious Coverag	e = 60%
Zone B, BS and BS	1 - Maximum Impervious Covera	ge = 75%	
Aquifer Protection	Zone - Residential - Maximum Im	pervious Covera	age = 25%
Aquifer Protection	Zone – Non-Residential - Maximu	n Impervious C	Coverage = 60%
IMP	ERVIOUS COVERAGE CALCU	<b>LATION</b>	
Total Lot Area* (1acre = 43 *Land determined to be wetlands drained soils shall not be included	, areas of poorly or very poorly	(A) <u>2</u>	2,885 SF
The following are structures	within property lines (write NA if n	ot applicable):	
Impervious Surface		Existing (B)	Proposed (C)
Square footage of the main s	structure/house	888	888
Square footage of the garage		-	-
Square footage of deck		-	146
Square footage of driveway, w concrete)	alkways, & stairs (asphalt, gravel, or	759	122
Square footage of shed		-	-
Square footage of the air condi	tioning unit(s) pad	-	-
Square footage of generator pad		-	-
Square footage of the patio		-	-
Square footage of nool magazi	_	_	

EXISTING IMPERVIOUS COVERAGE (B÷A x 100):

**57.1** %

1,156

1,647

PROPOSED IMPERVIOUS COVERAGE ([B+C]  $\div$  A x 100):

40.1 %

The undersigned states that he/she completed the above Impervious coverage calculations and represents that the figures are accurate.

Hannah Giovannucci, PE

3/22/0

**Total Square Footage** 



# **Abutters List**

# Mary Mulligan 64 Mooring Drive, Hampton, NH 03842

March 2, 2022 47378.01

Assessors Map		Abutter Name	Mailing Address
Мар	Lot	Abutter Name	Mailing Address
LOCUS 289	33	Mary T. Mulligan Living Trust	8 Sequoia Drive
20000 200		mary managements made	Methuen, MA 01844
289	32	Murray Family Nominee Realty Trust	7 Sixth Street
203	<u> </u>	Warray Farming Norminee Realty Trust	Cambridge, MA 02141
286	7	Town of Hampton	100 Winnacunnet Road
280	,	Town of Hampton	Hampton, NH 03842-2119
289	34	Walter J. & Mary J. O'Brien	34 Homestead Street
289			Lexington, MA 02421
200	40	Edward E. Melville &	45 Laliberte Lane
289	40	Deborah S. Davis	Candia, NH 03034
289	41	Joseph G. & Susan M. Kirylo	59 Thorndike Street
209			Cambridge, MA 02141
289	42	Karen & Andrew Smith	44 Wilson Street
209	42	Raieii & Allulew Silliul	Medford, MA 02155
Civil Engineers /		TEMoran Inc	170 Commerce Way - Suite 102
Surveyor/Wetland Scientist		TFMoran, Inc.	Portsmouth, NH 03801



# **Site Photos**

# Proposed Residential Site Improvements 64 Mooring Drive, Hampton, NH

Taken on January 2022

Photo #1: View of front and eastern side of house from the southwest after a storm surge.

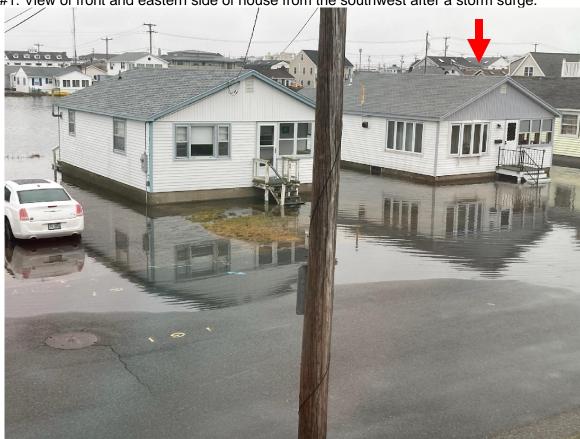


Photo #2: View of front and southeastern side of house near the driveway.



Photo #3: View of rear and northeastern side of house.



Photo #4: View of rear of house and backyard near the tidal marsh, looking east.



E # 21057572 09/09/2021 03:03:46 PM Book 6326 Page 1826 Page 1 of 5 Register of Deeds, Rockingham County

Carly an Stacy

LCHIP R RECORDING SURCHARGE

ROA583421 25.00 26.00

2.00

#### **QUITCLAIM DEED**

John J. Mulligan, Jr., married, of Lowell, Middlesex County, Massachusetts, Judith A. Green, married, of Lowell, Middlesex County, Massachusetts, and Mary T. Mulligan, married, of Methuen, Essex County, Massachusetts, for nominal consideration, grant to Mary T. Mulligan, Trustee of the Mary T. Mulligan Living Trust u/d/t dated November 3, 1999, as amended and restated by Fourth Amendment and Restatement dated August 27, 2010, of 8 Sequoia Drive, Methuen, MA 01844, with quitclaim covenants,

The land and buildings in Hampton, Rockingham County, New Hampshire, known as 64 Mooring Drive, and further described below.

The property conveyed is in two parts, one of which is a leasehold interest for the cottage, and the other which is the land on which the leasehold is located. The descriptions of both follow, and are to be merged into one parcel.

#### DESCRIPTION OF LAND

First Part:

A certain tract or parcel of land situate on the northerly side of Mooring Drive in Hampton, County of Rockingham, State of New Hampshire, and shown as Lot I on a certain plan entitled, "Final Plan of Second Extension Of 'Mooring Drive', Hampton, N. Hamp., Owner & Developer - Paul W. Hobbs, No. Hampton, N.H.", by Chester A. Leach, C.E., Hampton, N.H., approved March 29, 1963 and filed in Drawer I, Section 56 of the Rockingham County Registry of Deeds being more particularly bounded and

#### described as follows:

BEGINNING at a point on the northerly sideline of Mooring Drive, so-called, and the southwesterly corner of the herein conveyed premises and thence running N 05° 12' E a distance of 74.31 feet along other land of the grantor herein to a point at land formerly of Eben Harrison Dalton; thence turning and running S 83° 14' 30" E a distance of 40.00 feet along said Dalton land to a point at other land now or formerly of the Paul W. Hobbs 1989 Trust, shown as Lot H on said plan; thence turning and running S 05° 12' W a distance of 73.68 feet along said Lot H to a point on the northerly sideline of Mooring Drive; thence turning and running N 84° 18' W a distance of 40.0 feet along said Mooring Drive to the point of beginning. Containing 2,960 square feet, more or less.

EXCEPTING AND RESERVING easements for any improvements on Mooring Drive lots adjacent to the premises hereby conveyed to the extent that they encroach upon the premises hereby conveyed, so the existing improvements on abutting Mooring Drive lots may continue to be maintained or replaced, but not enlarged on the premises herein conveyed.

Together with easements on Mooring Drive lots adjacent to the premises hereby conveyed to the extent that improvements on the conveyed lot encroach upon such adjoining lots, so the existing improvements on the premises herein conveyed, may continue to be maintained or replaced, but not enlarged on such abutting lots.

#### Second Part:

A certain leasehold interest in and unto a certain lot of land situated in Hampton, in the County of Rockingham, and State of New Hampshire shown as Lot lettered "I" on a certain plan entitled "Final Plan of Second Extension of 'Mooring Drive', Hampton, N.H. Paul W. Hobbs, No. Hampton, N.H., Owner and Developer," by Chester A. Leach, C.E., Hampton, N.H. Approved for recording by the Hampton Planning Board March 29, 1963, recorded with Rockingham County Registry of Deeds, April 1, 1963, said leasehold interest being given by Paul W. Hobbs to Charles L. Landry by lease dated May 1, 1981, recorded in Rockingham County Registry of Deeds, Book 2388, Page 60, together with the single-

family cottage thereon located, and the furniture, furnishings and fixtures contained therein; together with the right to use for all purposes for which ways are commonly used, together with others entitled thereto, the way shown on said Plan as an extension of Mooring Drive, so called.

Meaning and intending to describe and convey, and hereby conveying, all of the same premises conveyed to the within Grantors by deed of Doris K. Mulligan and John J. Mulligan dated January 3, 2005, and recorded with the Rockingham County Registry of Deeds at Book 4467, Page 2905.

The within-conveyed premises is not homestead property of any of the Grantors or their spouses.

This is a non-contractual transfer pursuant to New Hampshire Revised Statutes 78-B:2(IX). Therefore, no State of New Hampshire real estate transfer tax liability is payable.

This transaction is a non-contractual family transfer, and as such, no title examination, site plan, or other search was requested, nor made with regard to this property and its title.

Witness our hands and seals this 9th day of September, 2021.

Judith A. Green

Judith A. Green

Mary T. Mulligan

Mary T. Mulligan

#### **COMMONWEALTH OF MASSACHUSETTS**

#### Middlesex, ss.

	er, 2021, before me, the undersigned notary public, <b>J. Mulligan, Jr.</b> , proved to me through satisfactory
	which was/were: [X] driver's license or other state or
	ment bearing a photographic image, [ ] oath or
•	itness known to me who knows the above signatory, o
	knowledge of the identity of the signatory, to be the
person whose name is sign	ed on the preceding or attached document, and
acknowledged to me that h	e signed it voluntarily for its stated purpose.
MILLINGEAR LANGE	
THE SOON EXPINES .	
A TANK SECTION	
MEALTH OF SIL	My Commission Expires: 08/15/2025
OTARY MINING	My Commission Expires: 08/15/2025

#### COMMONWEALTH OF MASSACHUSETTS

#### Middlesex, ss.

On this 9<sup>th</sup> day of September, 2021, before me, the undersigned notary public, personally appeared **Judith A. Green**, proved to me through satisfactory evidence of identification, which was/were: [X] driver's license or other state or federal governmental document bearing a photographic image, [\_\_\_\_] oath or affirmation of a credible witness known to me who knows the above signatory, or [\_\_\_\_] my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



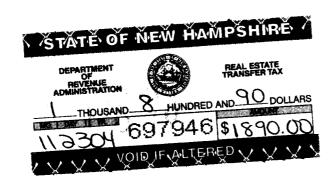
My Commission Expires: (8) (1/2)

#### COMMONWEALTH OF MASSACHUSETTS

#### Middlesex, ss.

On this 9 <sup>th</sup> day of September, 2021, before me, the undersigned notary public,
personally appeared Mary T. Mulligan, proved to me through satisfactory
evidence of identification, which was/were: [X] driver's license or other state or
federal governmental document bearing a photographic image, [] oath or
affirmation of a credible witness known to me who knows the above signatory, or
my own personal knowledge of the identity of the signatory, to be the
person whose name is signed on the preceding or attached document, and
acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public John of My Commission Expires:



#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PISCATAQUA SAVINGS BANK, SUCCESSOR TRUSTEE OF PAUL W. HOBBS 1989 TRUST, under Declaration of Trust dated November 2, 1989, as amended, P. O. Box 568, Portsmouth, New Hampshire, for consideration paid, grant to JOHN J. MULLIGAN and DORIS K. MULLIGAN, husband and wife, as joint tenants with rights of survivorship, of 12 Birch Street, Lowell, Massachusetts,

with WARRANTY COVENANTS the following described premises:

A certain tract or parcel of land situate on the northerly side of Mooring Drive in Hampton, County of Rockingham, State of New Hampshire, and shown as Lot I on a certain plan entitled, "Final Plan of Second Extension of 'Mooring Drive', Hampton, N.Hamp., Owner & Developer - Paul W. Hobbs, No. Hampton, N.H.", by Chester A. Leach, C.E., Hampton, N.H., approved March 29, 1963 and filed in Drawer I, Section 56 of the Rockingham County Registry of Deeds being more particularly bounded and described as follows:

BEGINNING at a point on the northerly sideline of Mooring Drive, so-called, and the southwesterly corner of the herein conveyed premises and thence running N 05° 12′ E a distance of 74.31 feet along other land of the grantor herein to a point at land formerly of Eben Harrison Dalton; thence turning and running S 83° 14′ 30″ E a distance of 40.00 feet along said Dalton land to a point at other land of the grantor herein shown as Lot H on said plan; thence turning and running S 05° 12′ W a distance of 73.68 feet along said Lot H to a point on the northerly sideline of Mooring Drive; thence turning and running N 84° 18′ W a distance of 40.0 feet along said Mooring Drive to the point of beginning. Containing 2,960 square feet, more or less.

The conveyance of the above-described premises are subject to all improvements, structures and buildings thereon and Grantor disclaims ownership thereof and liability therefor and does not intend to convey any interest therein by this deed.

EXCEPTING AND RESERVING easements for any improvements on Mooring Drive lots adjacent to the premises hereby conveyed to the extent that they encroach upon the premises hereby conveyed, so the

existing improvements on abutting Mooring Drive lots may continue to be maintained or replaced, but not enlarged on the premises herein conveyed.

Together with easements on Mooring Drive lots adjacent to the premises hereby conveyed to the extent that improvements on the conveyed lot encroach upon such adjoining lots, so the existing improvements on the premises herein conveyed, may continue to be maintained or replaced, but not enlarged on such abutting lots.

For source of title see deed of Paul W. Hobbs to Paul W. Hobbs, Trustee of the Paul W. Hobbs 1989 Trust, said deed dated December 3, 1999 and recorded in the Rockingham County Registry of deeds at Book 3441, Page 1504. The said Paul W. Hobbs deceased on March 21, 2000. See Certificate of Death filed in Rockingham County Probate Court in Docket No. 2000-1031.

This is not homestead property.

Piscataqua Savings Bank, Successor Trustee of the Paul W. Hobbs 1989 Trust, under Declaration of Trust dated November 2, 1989, certifies as follows:

- a. It is the sole trustee under said Trust;
- b. It has authority to enter into the within conveyance without the approval or consent of any other party;
- c. The versions of said Trust instrument granting such authority to so convey said premises have not been amended;
- d. Said Trust has not been terminated or revoked;
- e. There are no facts which constitute conditions precedent to such acts of the Trustee; and
- f. No purchaser or third party shall be bound to inquire as to the power of the Trustee.

Signed this 97th day of November, 2004.

PAUL W. HOBBS 1989 TRUST

By: Nicearl Savings Bank TRUSTEE

STATE OF NEW HAMPSHIRE ROCKINGHAM, SS

November 9, 2004

COMMISSION

Personally appeared Richard Kaiser on behalf of Piscataqua Savings Bank, Trustee of the Paul W. Hobbs 1989 Trust, known to me, the undersigned officer, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained in behalf of the Trust and swore and subscribed thereto.

In Witness Whereof I hereunto set my hand and official seal

Justice of the Peace
Notary Public
My commission expires

II 30 AM '83

#### WITNESSETH

That in consideration of the rent and covenants herein reserved and contained on the part of the Lessee to be paid, performed and observed, the Lessor does hereby let and lease unto the Lessee a certain lot of land, situated in Hampton, in the County of Rockingham, and State of New Hampshire, shown as Lot lettered "I" on a certain plan entitled "Final Plan of Second Extension of 'Mooring Drive', Hampton, N.H., Paul W. Hobbs, No. Hampton, N.H., Owner & Developer," by Chester A. Leach, C. E., Hampton, N.H. Approved for recording by the Hampton Planning Board March 29, 1963, recorded with Rockingham County Registry of Deeds, April 1, 1963, to be used only for the purpose of a dwelling house or cottage; together with a right to use for all purposes for which ways are commonly used, in common with the Lessor, and all other persons who are or may become entitled to use the same, the way shown on said plan as an extension of Mooring Drive, so-called.

TO AVE AND TO HOLD the said premises unto the Lessees for the term of five (5) years, and eight (8) months, commencing on the 1st day of December in the year One Thousand, Nine Hundred and Eighty-Two.

YIELDING AND PAYING for the entire term the rent of \$3,900.00 in yearly payments in advance, as follows: the sum of \$700.00 on the first day of August, 1983, the sum of \$800.00 on the first day of August, 1984, the sum of \$800.00 on the first day of August, 1985, the sum of \$800.00 on the first day of August, 1986, the sum of \$800.00 on the first day of August, 1987.

PROVIDED HOWEVER, if the Lessee shall be in full compliance with the terms and conditions of this Lease the Lessee may extend the same for one term of Five (5) years, upon such rents as may be negotiated between the Lessor and the Lessee, such rents, however, to exceed by not more than 25% the rent charged for the final year of the next preceding five (5) year term. Such Option to extend shall be automatic, unless the Lessee, within six (6) months of the termination of the principal Lease shall indicate to the Lessor in writing that there shall be no further extension, or unless the Lessee, having been duly notified by the Lessor of non-compliance with the terms and conditions hereof, shall have failed to effect full compliance at the time of termination of this Lease or first extension.

PROVIDED FURTHER, that upon compliance with all terms and conditions of this lease, it will, upon termination, be reviewed and renegotiated.

PROVIDED FURTHER, that if the Lessor, during the term of this Lease or any extension thereof, shall decide to sell the demised premises, the same shall be offered to the Lessee, and if an agreeable price cannot at that time be determined, the Lessor, nonetheless, shall continue to give

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the first refusal to the Lessee, at a price not to exceed \$500.00 in excess of the highest bona fide offer made to and accepted by the Lessor; the Lessee shall have thirty (30) days after receipt of notice from the Lessor indicating the amount of such bona fide offer, and the identity of the proposed purchasers, in which to exercise the right of first refusal.

And the Lessee hereby covenants with the Lessor that the Lessee, during said term, and for such further time as the Lessee or any other person or persons claiming under the Lessee shall hold the said premises or any part thereof, will pay unto the Lessor the said rent at the times and in the manner aforesaid, and will keep all and singular the said premises, including any and all buildings or other structures which may be thereon during the term hereof, in reasonable repair, order and condition, damage by fire or other unavoidable casualty only excepted, and will pay, as and when due all charges for fill deposited upon the demised premises, all charges for sewer connections, and all taxes, betterments, assessments for betterments and all other municipal, district, county, state and other governmental assessments or charges, which may be laid, assessed, or assessed, levied aid term or extension on or in respect of any building or other structure thereon, and in addition, will pay all taxes assessed upon the lot of land herein leased, specifically including any interest which may accrue due to delinquent payment of such taxes by the Lessee (the Lessor hereby agreeing seasonably to mail or deliver to the Lessee at the address first herein stated, unless otherwise notified in writing, an individual tax bill as presented by the Town of Hampton upon the leased lot), and will pay all charges for the use of water, electricity, gas, sewers, drains, or other instrumentalities or services used on or in connection with the said premises or any buildings or other structures thereon, and will during the term of this lease or extension maintain the way or ways adjacent to said premises in good order and condition, and will allow no parking on the extension of Mooring Drive except parallel parking on the North side thereof, and will save the Lessor harmless from all loss, cost, expense or liability for or in relation to the construction or maintenance of that part of said ways which adjoin said premises, and from all loss, cost, damage or liability occasioned by the use or escape of water upon the said premises, or by tides or water flowing onto the premises from whatsoever cause or nature, or by the bursting of pipes, as well as from any claim or damage arising from neglect in not removing snow and ice from the roof of any building thereon, or from the sidewalks bordering upon the premises so leased, or by any nuisance made or suffered on the premises; and will not assign or underlet the whole or any part of the said premises, without first obtaining on each occasion the consent in writing of the Lessor; and will defray all the expense of emptying and cleaning the drains and cesspools, and will leave the same empty; and at the expiration of the said term or extension will remove the Lessee's good and effects and those of all persons claiming under the Lessee, and will praceably yield up to the Lessor the said premises; and will hold the Lessor harmless and indemnified against any injury, 1 as or damage to any person or property on said premises or that part of said ways which adjoins said premises, or by reason of anything done or omitted thereon, and no trade or occupation shall be carried on upon said premises or use made thereof which shall be unlawful, improper, noisy, or offensive, or contrary to any law of the United States of America, The State of New Hampshire, or ordinance, rule, regulation, or bylaw for the time being in force of the Town or other governmental unit or district in which the premises are situated or injurious to any person or property; and will in all ways comply with the zoning ordinances, including within such category the regulations from time to time imposed by the Planning Board and/or the Building Inspector of the Town of Hampton or Hampton Beach Precinct; and that the premises  ${\sf shall}$  not be used for the manufacture, storage, sale or transportation of intoxicating liquors; and no building, structure, or other addition or alteration to or upon the said premises shall be made without the consent in writing of the Lessor, and the Lessor or his agent may during the said term or extension, at reasonable times, enter to view the said premises, and may remove placards and signs not approved and affixed as herein provided, and that no cottage, dewlling house, or other buildings shall be erected upon the demised premises which shall cost less than Three Thousand Dollars (\$3,000.00), without the consent in writing of the Lessor, and that none of the buildings which shall be or have been erected upon said premises shall be removed until within six

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(6) months of the expiration of this Lease or extension without the consent of the Lessor, and none of said buildings shall ever be removed until all the rent due is paid and all other obligations of the Lessee hereunder are fulfilled, specifically including the payment of all real estate taxes, and that if, at the expiration of this Lease or extension, from any cause, at any time, any rent or real estate taxes shall remain unpaid or any other obligation of the Lessee shall hereunder remain unfulfilled for the space of ten (10) days, all of the buildings that shall have been erected or placed on said premises shall be and become at the expiration of said ten (10) days the property of the Lessor in payment of the rent and/or taxes due; and the Lessee hereby releases and conveys to the Lessor all such buildings at the expiration of said ten (10) days if any rent or tax remains unpaid or if any other obligation of the Lessee hereunder remains unfulfilled, and that all charges and expenses of every name and nature, including attorney's fees, arising from the preparation of this Lease, the assignment or cancellation thereof, from non-payment of rent or taxes or from any violation of this Lease shall be paid by the Lessee, and all said charges and expenses including attorney's fees, may, at the option of the Lessor be added to and collected as rent, and any notice from the Lessor to the Lessee relating to the demised premises, or the occupancy thereof, shall be deemed duly served if left at the demised premises addressed to the Lessee or those claiming under them, or if mailed to the Lessee, or those claiming under them, postage prepaid, at the last address known to the Lessor.

And the Lessor covenants with the Lessee that the Lessee paying the rent hereby reserved, and keeping, performing and observing the several covenants, agreements, terms and conditions herein contained on the part of the Lessee to be paid, kept, performed or observed, shall hold and enjoy the said premises free from any interruption by the Lessor, and those claiming through or under the Lessor, but none other, and that the Lessee shall pay all taxes assessed upon the land and those assessed upon the buildings.

PROVIDED, and these presents are upon this condition, that if the Lessee shall neglect or fail to perform or observe any of the covenants contained in these presents, and on the part of the Lessee to be performed or observed, or if the estate hereby created shall be taken on execution, or by other process of law, specifically including remedies available for the non-payment of real estate taxes, or if the Lessee or those claiming under them shall be declared bankrupt or insolvent according to law, or if any assignment shall be made of the property of the Lessee or those claiming under them for the benefit of creditors, then, and in any of the said cases (notwithstanding any license of any former breach of covenant or waiver or the benefit hereof or consent in a former instance), the Lessor lawfully may, immediately, or at any time thereafter and without demand or notice, enter into and upon the said premises or any part thereof in the name of the whole and repossess the same as of their former estate, and expell the Lessee and those claiming through or under the Lessee and remove their effects (forcibly if necessary) without being deemed guilty of any manner of trespass, and without prejudice any remedies which might otherwise be used for arrears of rent or taxes or preceding breach of covenant, and upon entry as aforesaid this Lease or tension shall determine; and the Lessee covenants that in case of such termination the Lessee will indemnify the Lessor against all loss of rent and other payments, specifically including taxes and delinquent interest which the Lessor may incur by reason of such termination during the residue of the time first above-specified for the duration of said term or extension.

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PROPERSIONAL ASSOCIATION
ATTORNEYS AT LAW
P. O. BOX 278
EXETER, NEW HAMPSHIRE
OSABS

IN WITNESS WHEREOF, the said parties have hereunto set their hands the day and year first above-written.

In Presence Of:

Witness to PWH

Witness to John J. Mulligan

Witness to Doris K. Mulligan

The State of New Hampshire

Rockingham, ss.

Then personally appeared Paul W. Hobbs and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Justice of the Peace

Commonwealth of Massachusetts

January 32 1983

Then personally appeared John J. Mulligan and Doris K. Mulligan, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Justice of the Peace

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PROFESSIONAL ABBOOGRATION
ATTORNEYS-AT-LAW
P. C. BOX 27B
EXETER. NEW HAMPSHIRE

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# **GENERAL INFORMATION**

#### OWNER/APPLICANT

MARY T. MULLIGAN LIVING TRUST 8 SEQUOIA DRIVE METHUEN, MA 01844

# **RESOURCE LIST**

PLANNING/ZONING DEPARTMENT 100 WINNACUNNET ROAD HAMPTON, NH 03842 603-929-5913 JASON BACHAND, TOWN PLANNER

#### CONSERVATION COMMISSION 100 WINNACUNNET ROAD

HAMPTON, NH 03842 603-929-5808

#### BUILDING DEPARTMENT 100 WINNACUNNET ROAD

HAMPTON, NH 03842 603-929-5826 PAULA HAMEL, BUILDING SECRETARY

# PUBLIC WORKS

HARDARDT'S WAY HAMPTON, NH 03842 603-926-3202 JENNIFER HALE, DIRECTOR

## POLICE DEPARTMENT

100 BROWN AVE HAMPTON, NH 03842 603-929-4444 DAVID HOBBS JR, CHIEF OF POLICE

# FIRE DEPARTMENT

140 WINNACUNNET ROAD HAMPTON, NH 03842 603-926-3316

MICHAEL MCMAHON, FIRE CHIEF

# PROPOSED RESIDENTIAL SITE IMPROVEMENTS

64 MOORING DRIVE HAMPTON, NEW HAMPSHIRE

MARCH 2, 2022





SHEET	SHEET TITLE
C-00	COVER
C-01	NOTES & LEGEND
S-01	EXISTING CONDITIONS PLAN
C-02	SITE PREPARATION & DEMOLITION PLAN
C-03	SITE LAYOUT PLAN
C-04	GRADING & UTILITY PLAN

# PERMITS/APPROVALS **NUMBER APPROVED EXPIRES** HAMPTON PLANNING BOARD WETLAND PERMIT HAMPTON DPW DRIVEWAY PERMIT NHDES WETLANDS PERMIT

# **WAIVERS**

THE FOLLOWING WAIVERS FROM THE TOWN OF HAMPTON DRIVEWAY REGULATIONS ARE BEING REVIEWED BY THE PLANNING BOARD:

1. TOWN OF HAMPTON DRIVEWAY REGULATIONS SECTION 3.B.2.A -

DRIVEWAY SHALL BE NOT LESS THAN 2' FROM THE NEAREST PROPERTY LINE.

BOARD MEMBER SITE DEVELOPMENT PLANS

APPROVED BY THE TOWN OF HAMPTON PLANNING BOARD

TAX MAP 289 LOT 33

**COVER** 

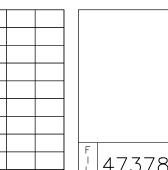
PROPOSED RESIDENTIAL SITE IMPROVEMENTS **64 MOORING DRIVE, HAMPTON, NH** 

OWNED BY & PREPARED FOR

MARY T. MULLIGAN LIVING TRUST

SCALE: NTS

**MARCH 2, 2022** 



DR CK

Structural Engineers

170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com

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This plan is not effective unless signed by a duly authorized officer of



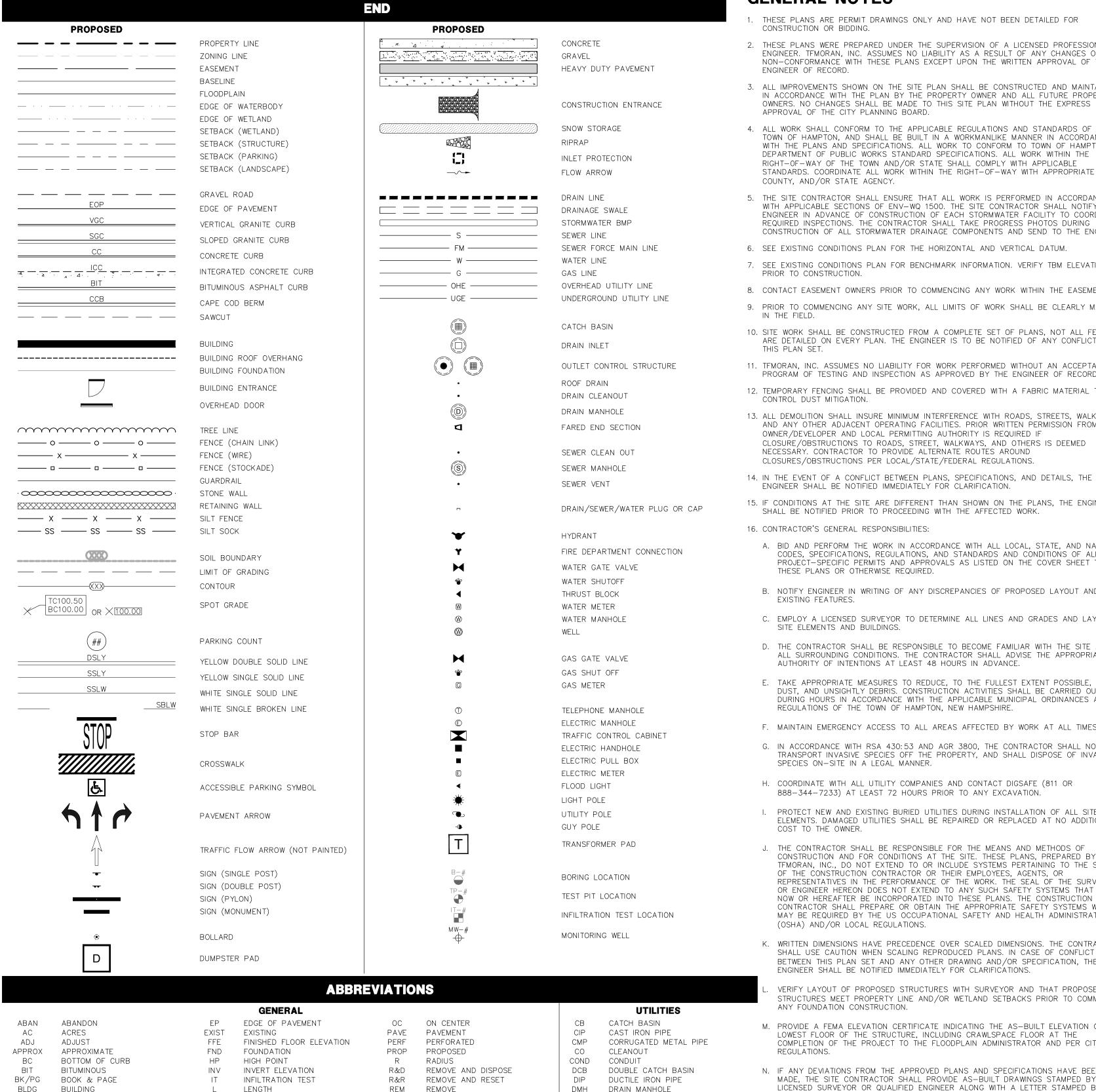
NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE

**DESCRIPTION** 

REV DATE

Seacoast Division



# **GENERAL NOTES**

ENGINEER OF RECORD.

- THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
- 2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE
- 3. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE CITY PLANNING BOARD.
- 4. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HAMPTON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO TOWN OF HAMPTON DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY, AND/OR STATE AGENCY.
- 5. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
- 6. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
- 7. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- 8. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS. 8. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN LOAM, SEED, FERTILIZER, AND MULCH. THIS PLAN SET
- 11. TEMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- 12. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
- 13. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
- ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- 15. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- 16. CONTRACTOR'S GENERAL RESPONSIBILITIES:
- A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT—SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
- B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
- C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, 5. DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT DURING HOURS IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE TOWN OF HAMPTON. NEW HAMPSHIR
- F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
- H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL
- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- VERIFY LAYOUT OF PROPOSED STRUCTURES WITH SURVEYOR AND THAT PROPOSED STRUCTURES MEET PROPERTY LINE AND/OR WETLAND SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
- M. PROVIDE A FEMA ELEVATION CERTIFICATE INDICATING THE AS-BUILT ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE, INCLUDING CRAWLSPACE FLOOR AT THE COMPLETION OF THE PROJECT TO THE FLOODPLAIN ADMINISTRATOR AND PER CITY REGULATIONS.
- N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS. AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE
- AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.

# **GRADING & DRAINAGE NOTES**

- TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
- 3. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING
- THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
- 6. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE
- STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 9. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED 9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- 10. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES 10. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6"
  - 11. DENSITY REQUIREMENTS:

MINIMUM DENSITY\* LOCATION 95% BELOW PAVED OR CONCRETE AREAS TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 95%

90% BELOW LOAM AND SEED AREAS \*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH

# **UTILITY NOTES**

ASTM D-1556 OR ASTM D-6938

- 1. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, CODES, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING 5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND. WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
- THE EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS. CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND
- ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE. CABLE. AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
- 8. ON-SITE WATER DISTRIBUTION SHALL BE TO TOWN OF HAMPTON STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM OF 5.5' COVER. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10' MINIMUM. WHERE A SANITARY LINE CROSSES A WATER LINE, SEWER LINE MUST BE CONSTRUCTED OF FORCE MAIN MATERIALS (PER ENV-WQ 704.08) FROM BUILDING OR MANHOLE TO MANHOLE, OR SUBSTITUTE RUBBER-GASKETED PRESSURE PIPE FOR THE SAME DISTANCE. WHEN SANITARY LINES PASS BELOW WATER LINES, LAY PIPE SO THAT NO JOINT IN THE SANITARY LINE WILL BE CLOSER THAN 6' HORIZONTALLY TO THE WATER LINE.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL LOCATIONS WHERE WATER LINE CHANGES DIRECTIONS OR CONNECTS TO ANOTHER WATER LINE.
- 10. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES.
- 11. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE
- 12. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
- 13. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, FIFT SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSE VEHICLE LOADS.
- 14. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING: DRAINAGE MUNICIPAL/PRIVATE

SEWER MUNICIPAL WATER AQUARION

GAS ELECTRIC UNITIL/EVERSOURCE TELEPHONE

COMCAST/CONSOLIDATED COMMUNICATIONS CABLE COMCAST/CONSOLIDATED COMMUNICATIONS

REV DATE

# **EROSION CONTROL NOTES**

THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS.

INSTALLATION, MAINTENANCE, AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL A. GENERAL THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO
  - STABILIZATION OF ALL SWALES, DITCHES, AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM. ALL CONTROL MEASURES WILL BE INSPECTED IN ACCORDANCE WITH APPLICABLE REGULATIONS, PERMITS, AND
  - ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE
  - INITIATED WITHIN 24 HOURS OF REPORT. 4. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
  - ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED. 5. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY
  - 7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
  - 8. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
  - B. FILTERS / BARRIERS 1. SILT SOCKS
    - A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE FOLLOWING REQUIREMENTS:
    - <u>REQUIREMENTS</u>
    - TEST TMECC 04.11-A
    - PARTICLE SIZE TMECC 02.02-B 2" SIEVE AND MIN. 60% GREATER
    - THAN THE 3" SIEVE STND TESTING < 60% MOISTURE CONTENT - MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS
  - MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK
  - C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED. SEQUENCE OF INSTALLATION: SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF
  - MAINTENANCE A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE
  - LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.
  - D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDED. VEGETATIVE PRACTICI
  - AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL
  - BE SUPPLIED BY THE SITE SUBCONTRACTOR. 2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED
  - OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
  - 4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED
  - PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED. 6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE
  - IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5. 7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
  - 8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF
  - 9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEE THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR
  - 10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK
  - 11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED. AND ALL NOXIOUS WEEDS REMOVED 12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING
  - CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30. WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK, IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND
  - FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS: A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
  - B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE. MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES: WINTER RYE (FALL SEEDING) 2.5 LBS/1,000 SF

## 2.0 LBS/1,000 SF OATS (SPRING SEEDING)

# SITE DEVELOPMENT PLANS

TAX MAP 289 LOT 33

# NOTES & LEGEND

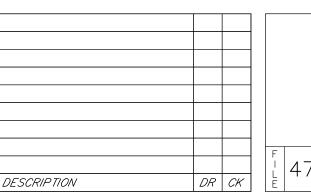
64 MOORING DRIVE, HAMPTON, NH OWNED BY & PREPARED FOR

PROPOSED RESIDENTIAL SITE IMPROVEMENTS

MARY T. MULLIGAN LIVING TRUST

SCALE: NTS

**MARCH 2, 2022** 



Seacoast Division

| 170 Commerce Way, Suite 102 vil Engineers tructural Engineers Portsmouth. NH 03801 fic Engineers Phone (603) 431-2222 nd Surveyors Fax (603) 431-0910 andscape Architects www.tfmoran.com cientists

DR HEG FB CK JCC CADFILE 47378-01\_NOTES

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COORD COORDINAT DIAMETER ELEVATION Copyright 2022 ©TFMoran, Inc. 48 Constitution Drive, Bedford, N.H. 03110 All rights reserved. These plans and materials may not be copied, luplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

BW

CONC

FMoran, Inc.

BEST MANAGEMENT PRACTICE

BOTTOM OF SLOPE

BOTTOM OF WALL

CONCRETE

LINEAR FEET

MAXIMUM

MINIMUM

MAX

NTS

LANDSCAPE AREA

NOW OR FORMERLY NEW HAMPSHIRE FISH & GAME NOT TO SCALE his plan is not effective unless signed by a duly authorized officer of

RET RETAIN RIM ELEVATION RIGHT OF WAY SLOPE SQUARE FEET SIDEWALK

TOP OF CURB

TOP OF WALL

UNDERGROUND

ACCESSIBLE WHEELCHAIR RAMP

TEST PIT

TYPICAL

WITH

TYP

WCR

TEMPORARY BENCHMARK

GT HH

GREASE TRAP HANDHOLE HEADWALL HYDRANT LIGHT POLE

LITHITY POLE

POLYVINYL CHLORIDE PIPE REINFORCED CONCRETE PIPE RD ROOF DRAIN SMH SEWER MANHOLE

F&C FRAME AND COVER F&G FRAME AND GRATE FES FLARED END SECTION HDPE

HIGH DENSITY POLYETHYLENE PIPE OUTLET CONTROL STRUCTURE

SEDIMENT OIL SEPARATOR

TAPPING SLEEVE, VALVE, AND BOX

SOS

HWHYD OCS PVC RCP

WOODEN DECK/PORCH

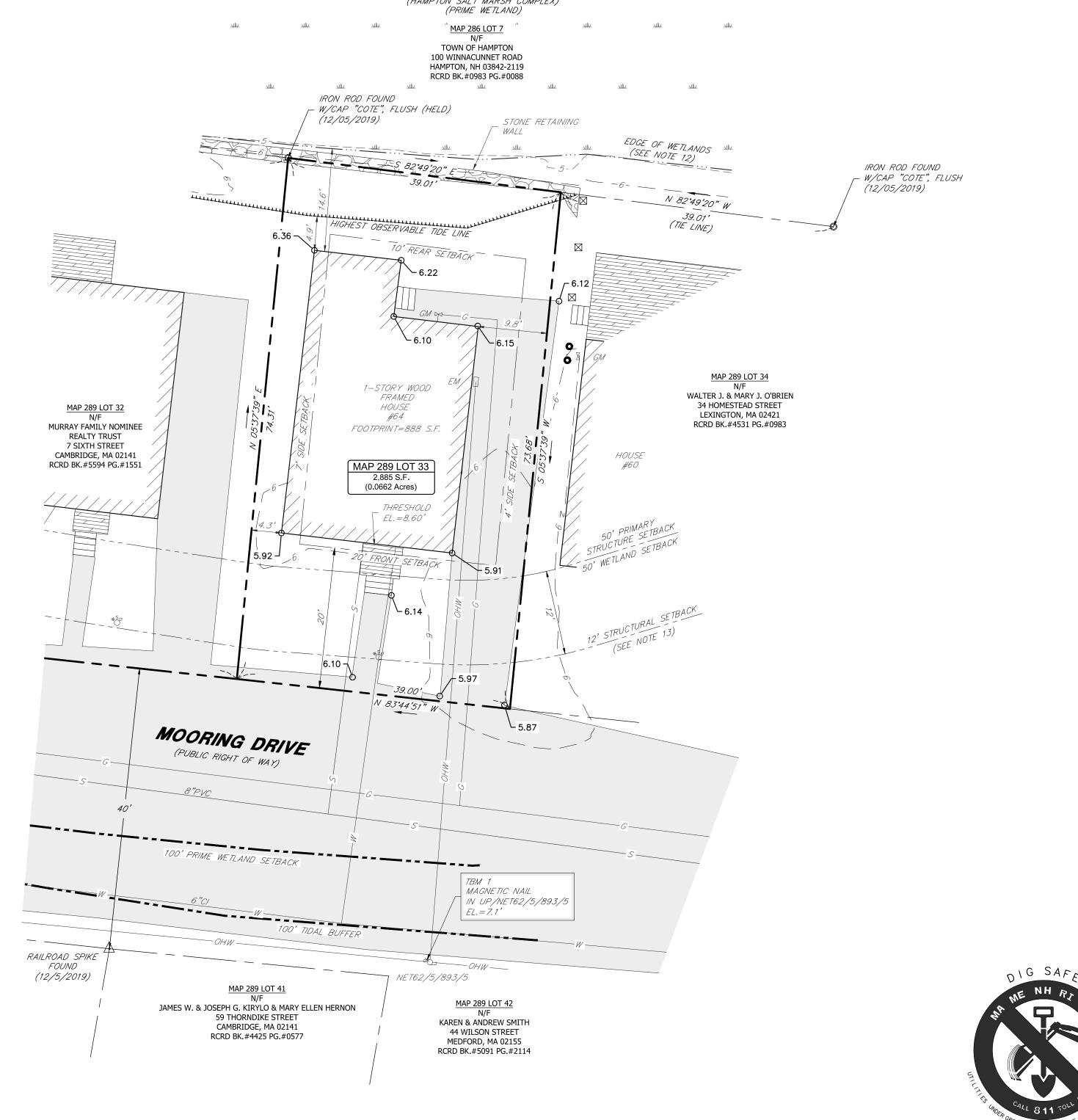
- "FINAL PLAN OF SECOND EXTENSION OF MOORING DRIVE HAMPTON, N. HAMP OWNER & DEVELOPER PAUL W. HOBBS, NO. HAMPTON, N.H." BY CHESTER A. LEACH DATED MARCH 29, 1963. RCRD DRAWER I, SECTION B, #B56.
- "LAND AT HAMPTON BEACH, HAMPTON, N. HAMP. PAUL W. HOBBS" BY CHESTER A. LEACH. DATED JANUARY 1965. RCRD PLAN
- "LOT LINE REVISION FOR PAUL W. HOBBS 1989 TRUST PISCATAQUA SAVINGS BANK TRUSTEE MAP 289 LOT 39 & LOT 40 MOORING DRIVE HAMPTON NH" BY E.J. COTE & ASSOCIATES INC. DATED JUNE 16, 2005. RCRD PLAN C-33079.
- UNNAMED SITE SKETCH OF MAP 289 LOT 32 #68. BY E.J. COTE. NOT DATED. NOT RECORDED.

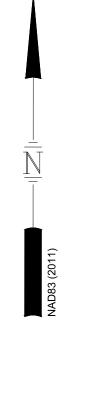
CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN NOVEMBER 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION

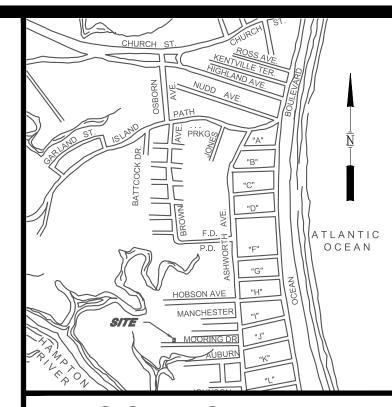


DATE

# "ISLAND PATH MARSH"







LOCATION PLAN

# NOTES:

- 1. THE PARCEL IS LOCATED IN THE RESIDENCE B (RB) ZONING DISTRICT, WETLAND CONSERVATION DISTRICT AND THE HAMPTON BEACH PRECINCT.
- 2. THE PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 289 AS LOT 33.
- 3. THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE 'AE' WITH A BASE FLOOD ELEVATION OF 9' AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 437 OF 681, VERSION NUMBER 2.3.2.1, MAP NÚMBER 33015C0437F, MAP REVISED JANUARY 29, 2021.

4.	<u>DIMENSIONAL REQUIREMENTS:</u>	REQUIRED:	PROVIDED:
	MINIMUM LOT AREA:	10,000 S.F.	2,885 S.F.
	MINIMUM FRONTAGE:	75'	39'
	MINIMUM LOT WIDTH:	75'	39'
	MAXIMUM NUMBER OF STORIES/FEET	3/35'	1
	MINIMUM SETBACKS:	•	
	FRONT:	20'	21'
	SIDE:	7'/4'*	4.3'
	REAR:	10'	12.5'
	MAXIMUM IMPERVIOUS COVERAGE:	60%	57.1%
	PER THE TOWN OF HAMPTON ZONING ORDINANCE	ARTICLE IV, TAE	BLE II
	* SEE SECTION 4.5.2. OF THE TOWN OF HAMPTON	I ZONING ORDIN	ANCE.

- 5. OWNER OF RECORD: MAP 289 LOT 33: MARY T. MULLIGAN LIVING TRUST 8 SEQUOIA DRIVE METHUEN, MA 01844 RCRD BK.#6326 PG.#1826
- 6. PARCEL AREA: MAP 289 LOT 33: 2,885 S.F. (0.0662 ACRES)
- 7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- 8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 289 LOT 33.
- 9. FIELD SURVEY COMPLETED BY TCE AND MVP IN DECEMBER 2019 & NOVEMBER 2021 USING A TOPCON DS103, A TOPCON FC-5000 DATA COLLECTOR, AND A TOPCON HYPER-V GPS RECEIVER.
- 10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- 12. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN NOVEMBER, 2021 BY JASON AUBE <u>CWS #313</u> OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3). NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND
- 13. A 12' SETBACK SHALL SEPARATE THE DWELLING STRUCTURE(S) INCLUDING ATTACHED GARAGES FROM THE WETLANDS CONSERVATION DISTRICT PURSUANT TO SECTION 2.3.7.C.4 OF THE HAMPTON ZONING

# TAX MAP 289 LOT 33

# **EXISTING CONDITIONS PLAN**

**64 MOORING DRIVE** HAMPTON, NEW HAMPSHIRE **COUNTY OF ROCKINGHAM** 

OWNED BY MARY T. MULLIGAN LIVING TRUST

**SCALE: 1' = 10' (22x34)** 1" = 20' (11x17)

CONTACT DIG SAFE 72 BUSINESS

HOURS PRIOR TO CONSTRUCTION

DESCRIPTION

**JANUARY 11, 2022** 



Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists

| 170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 l www.tfmoran.com

DR IID FB
CK JCC CADFILE S-1

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REV. DATE

NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER.

14. SEE NHDES WETLANDS & NON-SITE SPECIFIC PERMIT #2020-00917.

# "ISLAND PATH MARSH" (PRIME WETLAND) TOWN OF HAMPTON 100 WINNACUNNET ROAD HAMPTON, NH 03842-2119 RCRD BK.#0983 PG.#0088 TOF STONE - PROP SILT SOCK (TYP) (SEE DETAIL) - PROP LIMIT OF GRADING PAVEMENT 10' REAR SETBACK REM STAIRS MAP 289 LOT 34 WALTER J. & MARY J. O'BRIEN 34 HOMESTEAD STREET MAP 289 LOT 32 LEXINGTON, MA 02421 #64 RCRD BK.#4531 PG.#0983 MURRAY FAMILY NOMINEE FOOTPRINT=888 S. REALTY TRUST 7 SIXTH STREET CAMBRIDGE, MA 02141 RCRD BK.#5594 PG.#1551 MAP 289 LOT 33 (0.0662 Acres) FI. = 8.6020' FRONT SETBACK REM EXIST -LANDING & STAIRS RFM FXIST PAVEMENT - PROP SILT SOCK (TYP) (SEE DETAIL) - PROP PAVEMENT SAWCUT (TYP) MAP 289 LOT 40 EDWARD E. MIVILLE & DEBORAH S. DAVIS 45 LALIBERTE LANE CANDIA, NH 03034 MAP 289 LOT 42 JAMES W. & JOSEPH G. KIRYLO & MARY ELLEN HERNON RCRD BK.#6076 PG.#1520 59 THORNDIKE STREET KAREN & ANDREW SMITH CAMBRIDGE, MA 02141 44 WILSON STREET RCRD BK.#4425 PG.#0577 MEDFORD, MA 02155 RCRD BK.#5091 PG.#2114

# NOTES

- 1. SEE NOTES ON SHEET C-01.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- 3. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
- 4. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 5. EXISTING UTILITY SERVICES TO BE DISCONTINUED ARE TO BE CAPPED AS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES.
- 6. CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.

# **CONSTRUCTION SEQUENCE NOTES**

TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE. MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.

DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS

WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.

DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BÈ STÁBILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;

- 2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
- 3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR 4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- DURING CONSTRUCTION, SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE

AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.

- 1. NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
- 2. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION
- 3. STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE
- 4. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
- 5. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
- 6. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
- 7. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK ARFA
- 8. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION. 9. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
- 10. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
- 11. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- 12. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.). 13. CONSTRUCT PROPOSED ROADWAY, RAIN GARDENS, GRAVEL WETLANDS AND DRAINAGE SWALES. ALL DITCHES, SWALES, AND GRAVEL
- WETLANDS SHALL BE FULLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM. 14. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
- 15. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO—SEEDING. THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
- 16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS
- 17. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM
- SOIL AND/OR CONSTRUCTION OPERATIONS. 18. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

# WINTER CONSTRUCTION SEQUENCE

- 1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER
- ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT. 2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW
- 3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

# SITE DEVELOPMENT PLANS

TAX MAP 289 LOT 33

SITE PREPARATION & DEMOLITION PLAN PROPOSED RESIDENTIAL SITE IMPROVEMENTS **64 MOORING DRIVE, HAMPTON, NH** 

> OWNED BY & PREPARED FOR MARY T. MULLIGAN LIVING TRUST

1"=20' (11"X17") SCALE: 1"=10' (22"X34")

**MARCH 2, 2022** 

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**DESCRIPTION** 

DR CK

REV DATE

Seacoast Division

Structural Engineers raffic Engineers and Surveyors andscape Architects

|47378-01| | CK | JCC | CADFILE | DR HEG FB C - 0247378-01\_SITE PREP

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HORIZONTAL SCALE 1"=10'

"ISLAND PATH MARSH" (PRIME WETLAND) TOWN OF HAMPTON 100 WINNACUNNET ROAD HAMPTON, NH 03842-2119 RCRD BK.#0983 PG.#0088 3/4" CRUSHED STONE SUBGRADE (SEE NOTE 3) - PROP LIMIT OF GRADING - PROP FLUSH VGC CURB RESTRAINT (TYP) (SEE DETAILS) · STAIRS RAISE EXIST HOUSE 1ST FLOOR #72 TO FFE=10.25± (SEE NOTE 2) MAP 289 LOT 34 1-STORY WOOD FRAMED WALTER J. & MARY J. O'BRIEN 34 HOMESTEAD STREET MAP 289 LOT 32 N/F LEXINGTON, MA 02421 #64 RCRD BK.#4531 PG.#0983 MURRAY FAMILY NOMINEE FOOTPRINT=888 S.F. REALTY TRUST (REQUIRES BUILDING PERMIT 7 SIXTH STREET VIA BOARD OF SELECTMEN) CAMBRIDGE, MA 02141 HOUSE RCRD BK.#5594 PG.#1551 MAP 289 LOT 33 2,885 S.F. (0.0662 Acres) 20' FRONT SETBACK PROP STEPS -& LANDING PROP FLUSH VGC -CURB RESTRAINT (TYP) (SEE DETAILS) - PROP PERMEABLE PAVER (SEE DETAIL) N 83°44'51" W - PROP LIMIT OF GRADING PROP 6" LOAM — & SEED (TYP) MOORING DRIVE -PROP PAVEMENT (TYP) (SEE DETAIL) (PUBLIC RIGHT OF WAY) 100' PRIME WETLAND SETBACK MAP 289 LOT 40 N/F EDWARD E. MIVILLE & DEBORAH S. DAVIS 45 LALIBERTE LANE MAP 289 LOT 42 N/F CANDIA, NH 03034 JAMES W. & JOSEPH G. KIRYLO & MARY ELLEN HERNON RCRD BK.#6076 PG.#1520 59 THORNDIKE STREET KAREN & ANDREW SMITH CAMBRIDGE, MA 02141 44 WILSON STREET RCRD BK.#4425 PG.#0577 MEDFORD, MA 02155 RCRD BK.#5091 PG.#2114

SITE DATA

OWNER OF RECORD OF MAP 289 LOT 33: MARY T. MULLIGAN LIVING TRUST 8 SEQUOIA DRIVE METHUEN, MA 01844

DEED REFERENCE TO PARCEL IS BK 6326 PG 1826 AREA OF PARCEL = 2,885± SF OR 0.07± ACRES

ZONED: RESIDENCE B (RB) / WETLAND CONSERVATION DISTRICT / HAMPTON BEACH DISTRICT SINGLE—FAMILY RESIDENTIAL DWELLING SINGLE—FAMILY RESIDENTIAL DWELLING

THE PURPOSE OF THIS PLAN IS PERMIT THE PROPOSED CONSTRUCTION TO RAISE THE EXISTING RESIDENTIAL DWELLING STRUCTURE ABOVE THE FLOOD ELEVATION PER CITY REGULATIONS AND RECONSTRUCT THE FOUNDATION AND CRAWL SPACE TO SUPPORT THE STRUCTURE. ADDITIONAL IMPROVEMENTS INCLUDE A DECK ADDITION AND REMOVE THE IMPERMEABLE DRIVEWAY AND REPLACE WITH A PERVIOUS PAVER DRIVEWAY. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, AND LANDSCAPING.

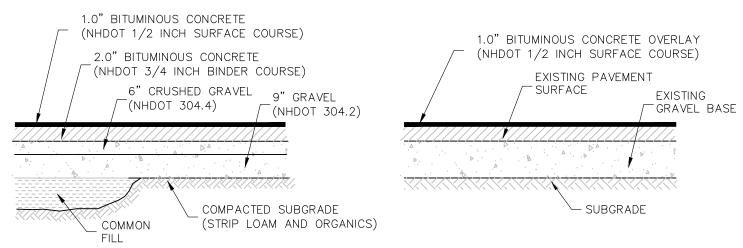
DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	EXISTING:	PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	10,000 SF	2,885 SF	2,885 SF
LOT FRONTAGE	75 FT	39 FT	39 FT
LOT WIDTH	75 FT	39 FT	39 FT
MINIMUM YARD DIMENSIONS:			
FRONT	20 FT	21.1 FT	21.1 FT
SIDE	4 FT/7 FT	4.3 FT/9.8 FT	4.3 FT/7.1 FT (DECK)
REAR	10 FŤ	12.4 FT	12.4 FT
MAXIMUM STRUCTURE DIMENSIONS:			
STRUCTURE HEIGHT	35 FT	<35 FT	<35 FT
STRUCTURE STORIES	3 STORIES	1 STORY	1 STORY
LOT COVERAGE	60%	57.1%	40.1%

# NOTES

1. SEE NOTES ON SHEET C-01.

- 2. THE RECONSTRUCTED FOUNDATION AND CRAWL SPACE SHALL BE RECONSTRUCTED IN CONFORMANCE WITH THE TOWN OF HAMPTON'S ZONING ORDINANCE AND FLOODPLAIN DEVELOPMENT REQUIREMENTS. THE BUILDING IS TO BE RAISED BY 1.65 FEET BY ADDING BLOCKS TO THE BLOCK FOUNDATION.
- 3. PER THE TOWN OF HAMPTON, DECK CONSTRUCTION WITHIN THE WETLAND CONSERVATION DISTRICT SHALL BE DONE USING HANDHELD TOOLS WITHOUT THE OPERATION OF HEAVY EQUIPMENT (I.E. EXCAVATOR5S, BOBCATS, BACKHOE, ETC.) DECK CONSTRUCTION SHALL NOT RESULT IN ANY VEGETATION CLEARING, GRADING, FILLING, OR OTHER CONSTRUCTION OR DEVELOPMENT ACTIVITIES. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT CONTAMINATION IN THE WETLAND CONSERVATION DISTRICT BY SILT, SEDIMENT, FUELS, SOLVENTS, LUBRICANTS, OR ANY OTHER POLLUTANT OR TOXIC SUBSTANCE.



# STANDARD DUTY PAVEMENT

## <u>OVERLAY</u>

<u>NOTES</u>

- SEE GRADING & EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
   PROVIDE CLEAN BUTT TO EXISTING PAVEMENT— USE TACK COAT. A TACK COAT SHALL ALSO BE PLACED BETWEEN GRAVEL COURSE AND SUCCESSIVE LAYERS OF BITUMINOUS CONCRETE. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
- 3. REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
- BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SECTION 401.
  BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY
  AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS
  CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
- 6. PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.

  7. PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE
- SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
- 8. THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.

# **PAVEMENT**

NOT TO SCALE

# SITE DEVELOPMENT PLANS TAX MAP 289 LOT 33

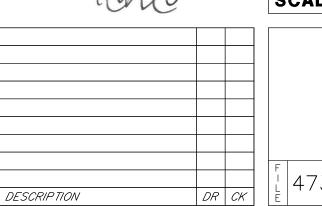
SITE LAYOUT PLAN

# PROPOSED RESIDENTIAL SITE IMPROVEMENTS 64 MOORING DRIVE, HAMPTON, NH

OWNED BY & PREPARED FOR MARY T. MULLIGAN LIVING TRUST

1"=20' (11"X17") SCALE: 1"=10' (22"X34")

MARCH 2, 2022



Seacoast Division

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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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HORIZONTAL SCALE 1"=10'
10 5 0 10

REV DATE

